156.0	0002	0020.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	915,000 /	915,000
					USE VALUE:	915,000 /	915,000
					ASSESSED:	915,000 /	915,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
190		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAJIGHAVAMI ROCKNEDDIN-ETAL	
Owner 2:	KHADEM MITRA	
Owner 3:		
Street 1:	190 HILLSIDE AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,284 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1919, having primarily Aluminum Exterior and 2481 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8284.000	442,300	4,700	468,000	915,000
Total Card	0.190	442,300	4,700	468,000	915,000
Total Parcel	0.190	442,300	4,700	468,000	915,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.80 | /Parcel: 368.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	103756
GIS Ref	
GIS Ref	
Insp Date	10/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 156.0-0002-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	442,300	4700	8,284.	468,000	915,000	915,000	Year End Roll	12/18/2019
2019	104	FV	360,700	4700	8,284.	468,000	833,400	833,400	Year End Roll	1/3/2019
2018	104	FV	360,700	4700	8,284.	394,400	759,800	759,800	Year End Roll	12/20/2017
2017	104	FV	337,700	4700	8,284.	361,000	703,400	703,400	Year End Roll	1/3/2017
2016	104	FV	337,700	4700	8,284.	307,500	649,900	649,900	Year End	1/4/2016
2015	104	FV	280,300	4700	8,284.	267,400	552,400	552,400	Year End Roll	12/11/2014
2014	104	FV	280,300	4700	8,284.	247,400	532,400	532,400	Year End Roll	12/16/2013
2013	104	FV	291,800	4700	8,284.	235,300	531,800	531,800		12/13/2012

!12216!

PRINT

Date	Time
12/11/20	02:19:23

LAST REV

Date	Time
10/15/18	09:17:53
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12216

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16927-206		4/1/1986		107,500	No	No		A

USER DEFINED

Prior Id # 1:	103756
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	HS	Hanne S
1/5/2009	Measured	189	PATRIOT
1/31/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
11/24/1999	Measured	270	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8284		Sq. Ft.	Site		0	70.	0.81	7									467,963						468,000	

Total AC/HA: 0.19017 | Total SF/SM: 8284 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 467,963 | Spl Credit | Total: 468,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.12554348
Const Adj.:	0.99989998
Adj $ / SQ:	180.069
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	600895
Depreciation:	158636
Depreciated Total:	442258

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10			BRs: 4				Baths: 2		HB		

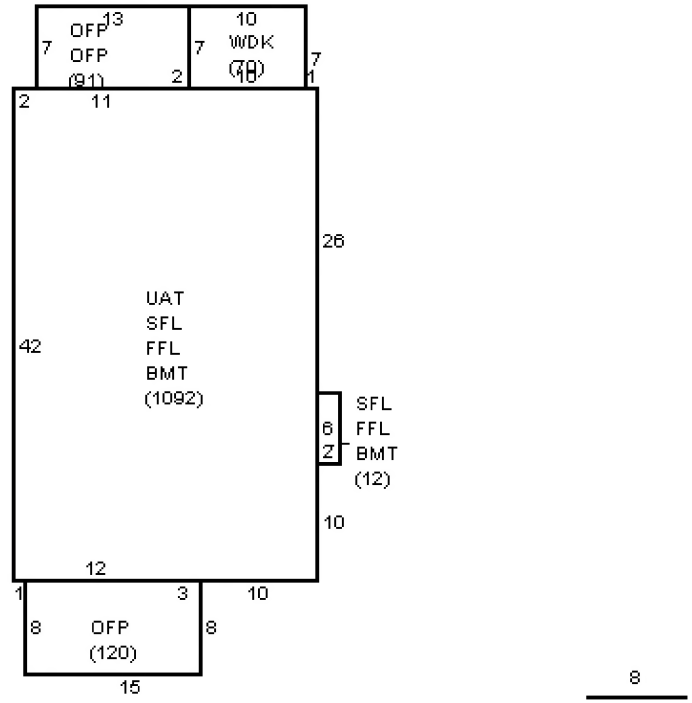
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	180.07
Special Features:	0	Val/Su Net:	111.78
Final Total:	442300	Val/Su SzAd	200.32

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	54.020	59,639
FFL	First Floor	1,104	180.070	198,796
SFL	Second Floor	1,104	180.070	198,796
OFP	Open Porch	302	21.960	6,632
UAT	Upper Attic	273	126.050	34,411
WDK	Deck	70	16.000	1,120

Net Sketched Area:	3,957			Total:	499,394
Size Ad	2208	Gross Are	4776	FinArea	2481

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 156.0-0002-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1960	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:	
				Total:	4,700